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2 Erinville, The Promenade, Port Erin, IM9 6AG  
**Asking Price £259,000**

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Modern purpose-built ground floor apartment, situated in the heart of Port Erin, enjoying lovely sea views and towards Bradda Head. Accommodation comprises lounge/dining, kitchen, sun room, 2 bedrooms, cloakroom and en-suite bathroom. The property has its own rear access to the outside, where there is a designated parking space. No onward chain.



## **LOCATION**

Travelling into Port Erin from the Four Roads Roundabout along Castletown Road, proceed straight ahead into Station Road and bear right onto The Promenade. Erinville apartments are located on the right hand side.

## **COMMUNAL ENTRANCE VESTIBULE**

Post boxes. Intercom. Door to:

## **COMMUNAL HALLWAY**

Lift to all floors.

## **ENTRANCE HALL**

## **LOUNGE/DINING**

20' 11" x 15' 2" (6.37m x 4.62m)

Good sized room with lovely sea views and towards Bradda Head. Opening to:

## **KITCHEN**

9' 5" x 5' 11" (2.88m x 1.81m)

Well fitted kitchen with wall and base units and contrasting worktops incorporating stainless steel sink unit, washing machine, electric oven, electric hob, integral fridge/freezer.

## **BEDROOM 1**

9' 3" x 10' 2" (2.83m x 3.10m)

Double room. Fitted wardrobes and cupboards.

## **EN-SUITE BATHROOM**

Walk-in bath, w.c, wash hand basin.

## **CLOAKROOM**

W.C., wash hand basin. Tiled walls. Cupboard housing Megaflo.

## **BEDROOM 2**

11' 3" x 7' 10" (3.43m x 2.40m)

Built-in wardrobe and cupboards. Door to:

## **SUN ROOM**

6' 7" x 6' 6" (2m x 1.99m)

Tiled floor. Door to outside leading to own designated parking space.

## **OUTSIDE**

Designated parking space at rear of building. Communal paved front seating area.

## **SERVICES**

Mains water, drainage and electricity. Electric central heating. uPVC double glazing.

## **POSSESSION**

Vacant possession on completion. No onward chain. Leasehold with remainder of 999 year lease from 2005. Management fees £1,170 per annum. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any

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